

Energy performance certificate (EPC)

Unit 1a
Thornton Street
GAINSBOROUGH
DN21 1JT

Energy rating

C

Valid until: 13 August 2035

Certificate number: 1548-2882-5774-2149-5244

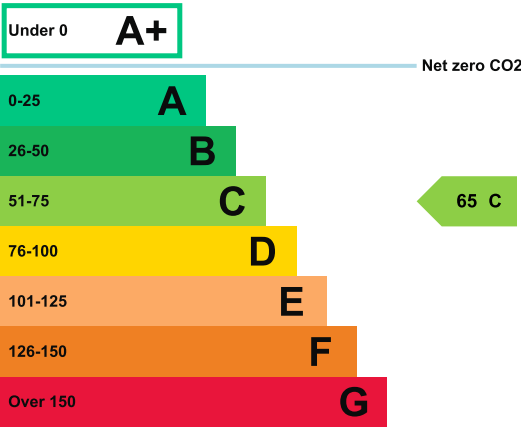
Property type	Offices and Workshop Businesses
Total floor area	49 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	11 A
If typical of the existing stock	44 B

Breakdown of this property's energy performance

Main heating fuel	Other
Building environment	Unconditioned
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	5.29
Primary energy use (kWh/m ² per year)	58

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1614-0325-4278-4793-0014\)](/energy-certificate/1614-0325-4278-4793-0014).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Oliver Penrose
Telephone	07745089983
Email	oliver@penroseconsulting.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/024027
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Penrose Consulting Ltd
Employer address	The Ergo Bridgehead Business Park Hessle HU13 0GD
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	22 July 2025
Date of certificate	14 August 2025
